

NARRATIVE PROVIDED BY APPLICANT

August 27, 2020

Project name: 343 Rodeo Avenue

Project Address: 343 Rodeo Avenue, Rodeo, CA 94572

A.P.N: 357-081-015

Zoning: PS - Public/ Semi-Public

Applicants: Meles Eleyh & Ashur Abbasi

Purpose of Application:

Request for a General Plan Amendment; a rezoning to amend the zoning from PS (Public/ Semi-Public) to a Residential zone.

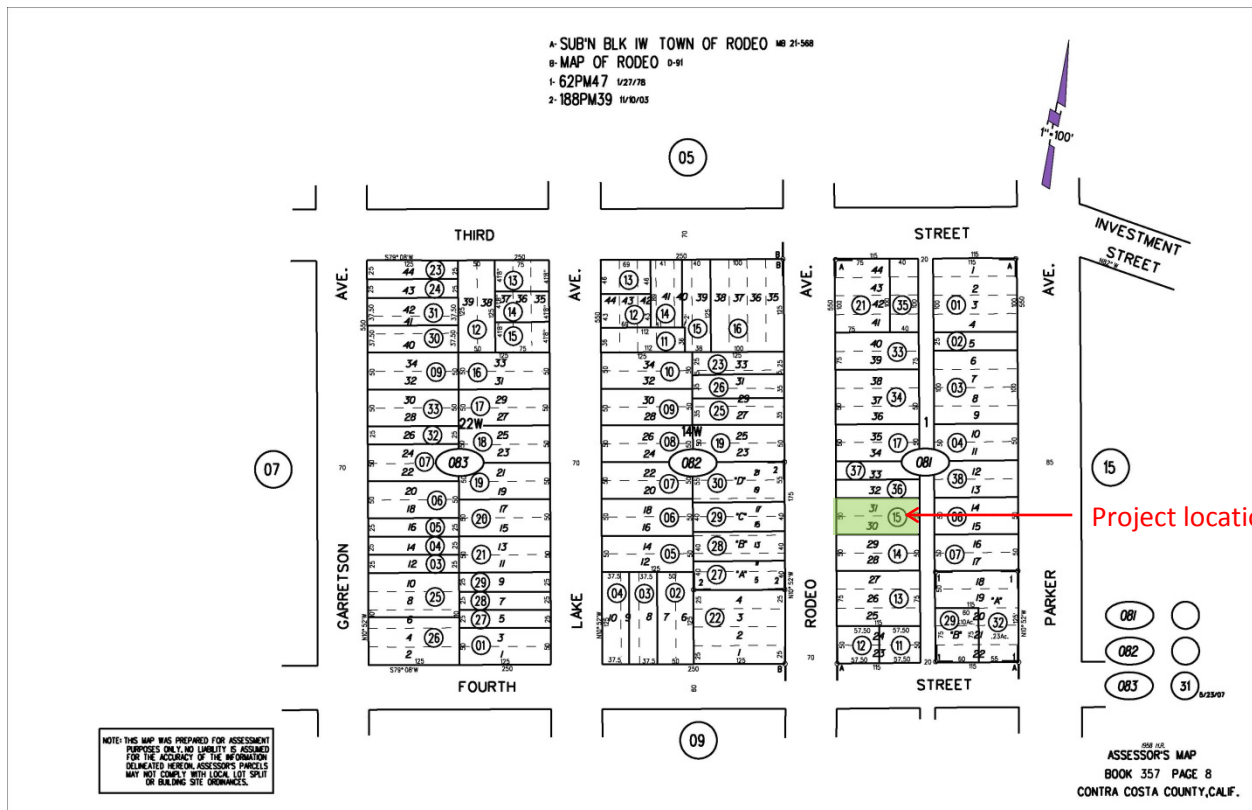
Ownership:

Meles Eleyh & Ashur Abbasi owns the subject property currently.

Property Location:

The subject property is known as Lot 30 and 31 in block 1, as shown on the map entitled, "subdivision of block 1 W, Town of Rodeo", filed for record May 8, 1928, in Book 21 of Maps, Page 568.

The subject property is a 0.13 acres (5,750 sq. ft.) currently vacant land located in 343 Rodeo Avenue.

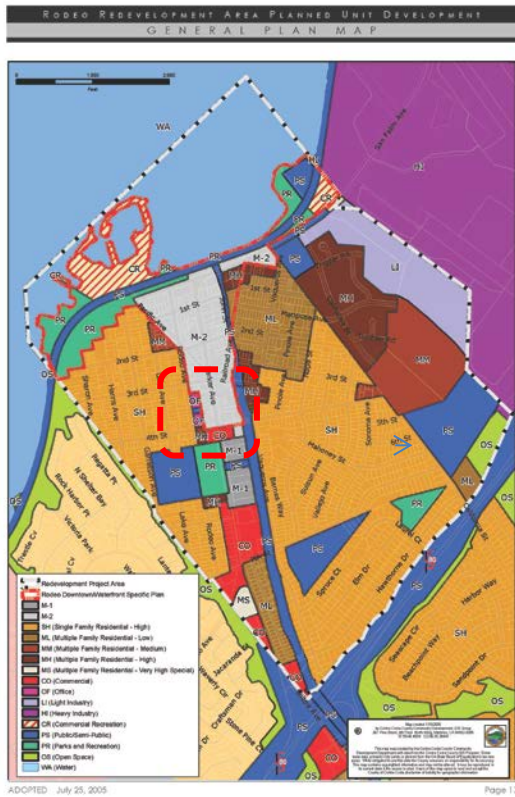


Vicinity Map:

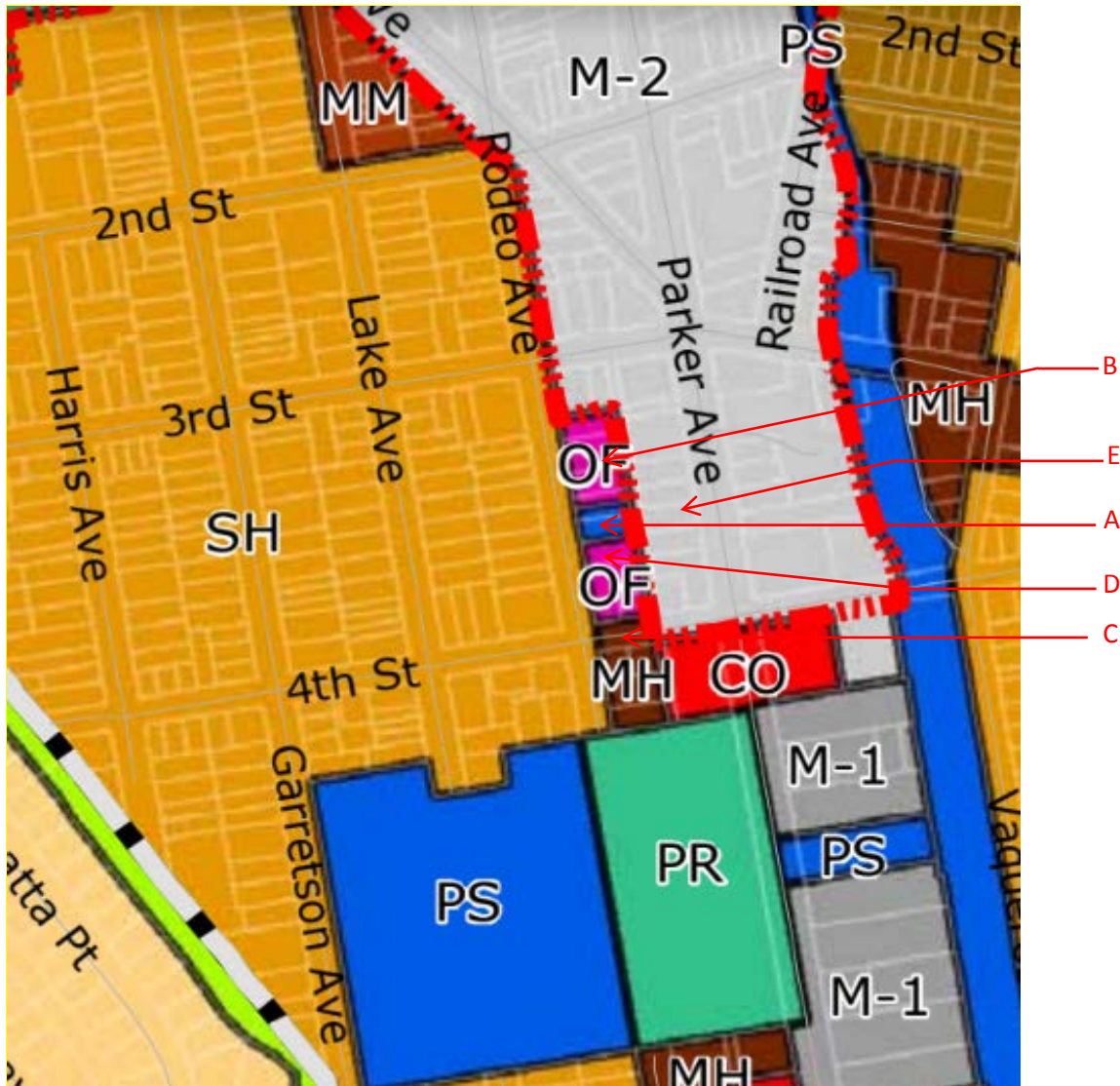


Observations:

1. The subject lot is located within the public/ Semi-public zone district (PS). Surrounding properties are primarily single-family and multi-family homes.

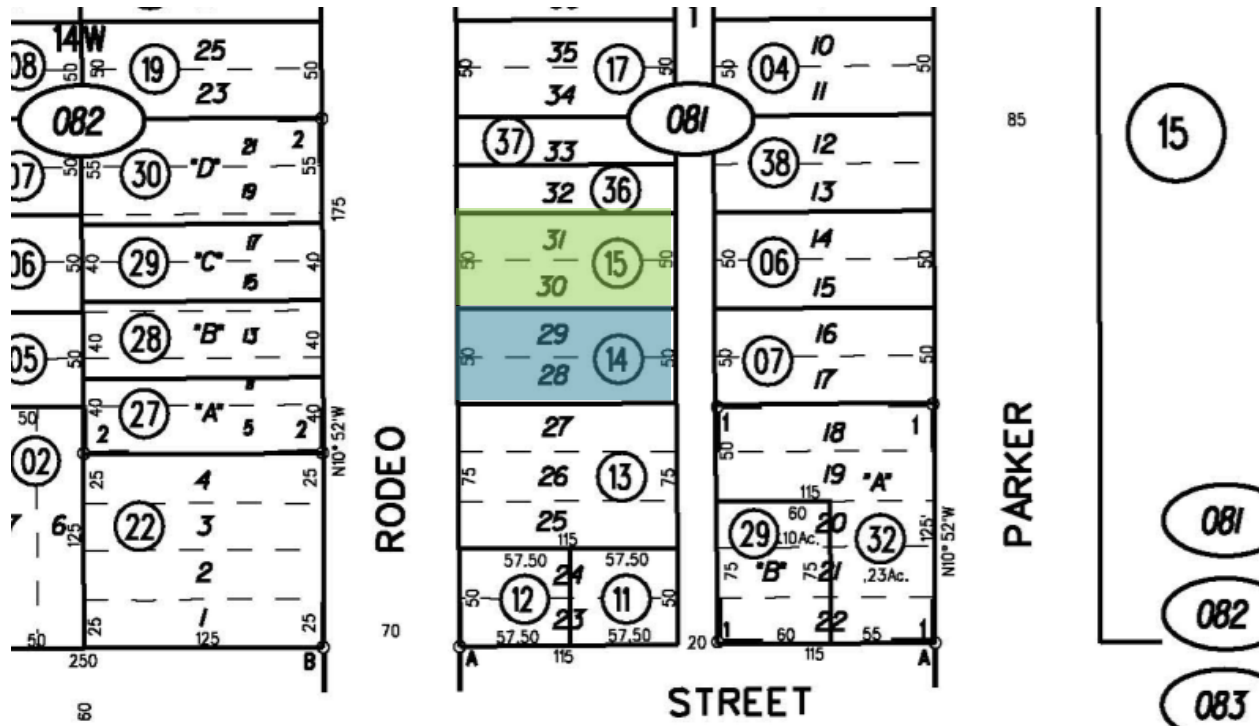



Subject Property's Location on Zoning Map




Enlarged Zoning Map

- A. Subject property, 343 Rodeo Ave, Current Use: Vacant
 - B. 341 Rodeo Ave, Current Use: Single-Family Residential
 - C. 373 Rodeo Ave, Current use: Multi-Family Residential (Fourplex)
 - D. 352, 358 & 364 Rodeo Ave, Current Use: Single-Family Residential
 - E. 362 Parker Ave, Current Use: Office
2. Majority of neighbors located in Rodeo Avenue have residential uses.
 3. The subject property has a total of the 5,750 square feet of the lot area and it has identical size and dimensions with adjacent property (373 Rodeo Ave.).



 343 Rodeo Ave; Lot Size: 50'x115' = 5,750 SF

 373 Rodeo Ave; Lot Size: 50'x115' = 5,750 SF

373 Rodeo Avenue currently has a multi-family (fourplex) use.

4. The purpose of the rezoning is to be able to sell the lot to potential buyers who are highly interested to build the residential units in this property; otherwise, it seems impossible to sell the lot. The neighborhood in Rodeo Avenue is composed of the residential buildings with consistent Architectural character giving the neighborhood a cohesive appearance. Amending zoning from public/semi-public to a residential zone will match the neighborhood need and use.
5. If rezoning from public/ semi-public to a residential zone has approved we highly recommend rezoning to a zone with maximum allowable residential density (a similar use to 373 Rodeo Ave. (fourplex) with similar footprints is recommended if allowable).

Subject Lot's Existing Photos:



Existing Adjacent Buildings Photos:



341 Rodeo Ave _ Single Family Residential



373 Rodeo Ave _ Multi-Family (Fourplex)



352 Rodeo Ave _ Single Family Residential



358 Rodeo Ave _ Single Family Residential



364 Rodeo Ave _ Single Family Residential



362 Parker Ave _ Office